

# PARRISH LANDING

A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

### LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LYING WEST OF HAMMOCK ROAD, LESS THE NORTH 50 FEET.  
AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LYING WEST OF HAMMOCK ROAD.  
AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LYING EAST OF HAMMOCK ROAD.  
SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL A:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 21 AND RUN SOUTH 89°31'41" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1340.97 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF BRADY GROVE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 43 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 01°01'44" EAST ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE OF BRADY GROVE PARK A DISTANCE OF 65.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF PARRISH ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 10195, PAGE 1628, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

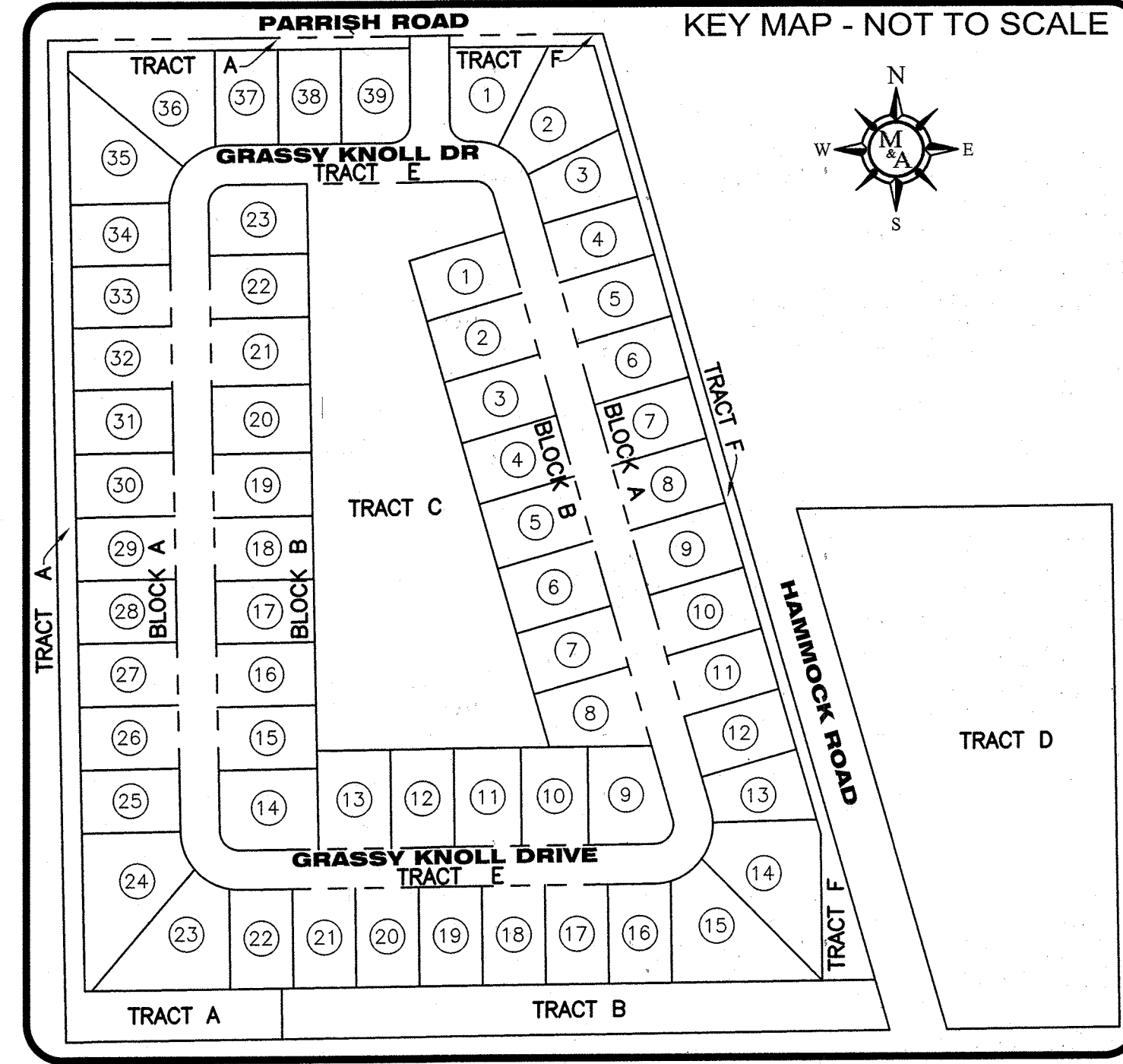
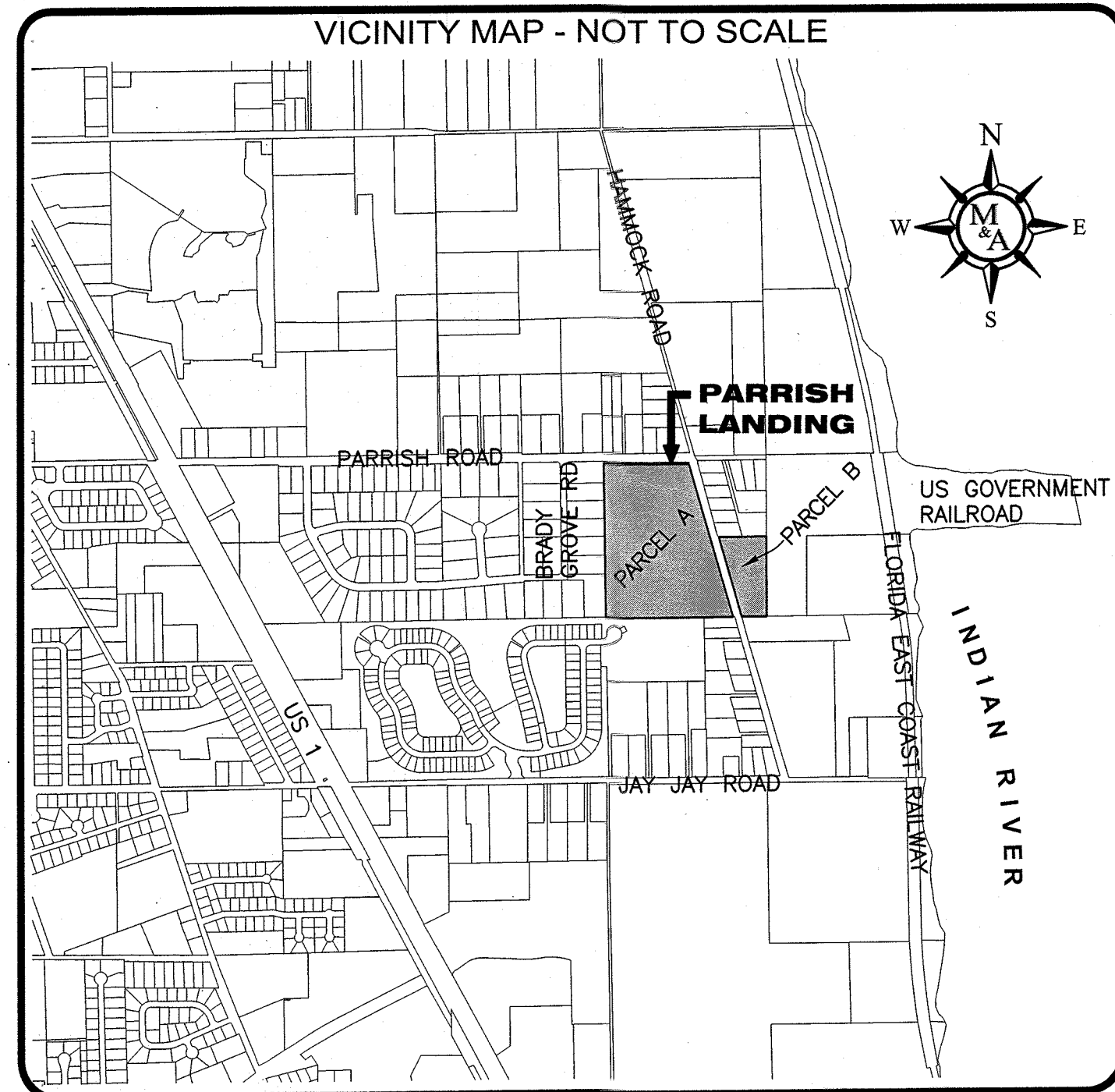
THENCE CONTINUE SOUTH 01°01'44" EAST ALONG SAID EAST LINE OF BRADY GROVE PARK, AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 1265.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21, SAID POINT ALSO LYING ON THE NORTH LINE OF BROOKS LANDING PHASE 1 - REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 60, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89°27'20" EAST ALONG SAID NORTH LINE OF SAID PLAT AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1044.62 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF HAMMOCK ROAD PER SAID OFFICIAL RECORDS BOOK 10195, PAGE 1628; THENCE NORTH 16°05'04" WEST ALONG SAID WESTERLY RIGHT-OF-WAY OF HAMMOCK ROAD, A DISTANCE OF 1312.03 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY OF PARRISH ROAD PER SAID OFFICIAL RECORDS BOOK 10195 PAGE 1628; THENCE SOUTH 89°31'41" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 703.81 FEET TO THE POINT OF BEGINNING.

#### PARCEL B:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 21 AND RUN SOUTH 00°48'34" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 21 A DISTANCE OF 667.53 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 21, SAID INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9572, PAGE 1141 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°29'56" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 AND ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9572, PAGE 1141 AND THE SOUTH LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9473, PAGE 1274 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA A DISTANCE OF 399.35 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF HAMMOCK ROAD PER SAID OFFICIAL RECORDS BOOK 10195, PAGE 1628 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 16°05'04" EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 686.12 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 21, SAID INTERSECTION ALSO BEING THE NORTH LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7176, PAGE 1524, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89°27'20" EAST ALONG SAID SOUTH LINE OF THE SOUTH 1/2 AND SAID NORTH LINE DESCRIBED IN OFFICIAL RECORDS BOOK 7176, PAGE 1524 A DISTANCE OF 218.59 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 21, SAID INTERSECTION ALSO BEING THE WEST LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4077, PAGE 2269 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00°48'34" WEST ALONG SAID EAST LINE OF THE SOUTH 1/2 AND SAID WEST LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 4077, PAGE 2269 A DISTANCE OF 660.74 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,309,555.75 SQUARE FEET, OR 30.063 ACRES, MORE OR LESS.



### INDEX OF DRAWINGS:

SHEET 1: DEDICATIONS, LEGAL DESCRIPTION, PLAT NOTES, VICINITY MAP & KEY MAP

SHEET 2: PLAT GEOMETRY, ABBREVIATIONS & LEGEND

SHEET 3: FPL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10466, PAGE 676

TRACT NO.	TRACT USE	OWNERSHIP & MAINTENANCE ENTITY	AREA
A	PUBLIC & PRIVATE DRAINAGE, STORMWATER, RECREATION, & LANDSCAPE BUFFER	PARRISH LANDING HOA, INC.	1.241 AC
B	PUBLIC & PRIVATE DRAINAGE, STORMWATER, WETLAND PRESERVATION, & LANDSCAPE BUFFER	PARRISH LANDING HOA, INC.	1.118 AC
C	PRIVATE DRAINAGE, STORMWATER, & RECREATION	PARRISH LANDING HOA, INC.	3.496 AC
D	PRIVATE DRAINAGE, STORMWATER, RECREATION, & LANDSCAPE BUFFER	PARRISH LANDING HOA, INC.	4.687 AC
E	PRIVATE ROAD RIGHT OF WAY	PARRISH LANDING HOA, INC.	3.332 AC
F	PRIVATE DRAINAGE, STORMWATER, RECREATION, & LANDSCAPE BUFFER	PARRISH LANDING HOA, INC.	0.601 AC

STATE PLANE COORDINATE NOTES: THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE, NORTH AMERICAN DATUM OF 1983, AND READJUSTED IN 2011 (NAD83/2011).

DESIGNATION	PID	NORTHING U.S. SURVEY FT.	NORTHING METERS	EASTING U.S. SURVEY FT.	EASTING METERS	N. LATITUDE	W. LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE ANGLE
BREVARD GPS 1063	AK7512	1,577,786.530	480,910.295	710,992.600	216,710.977	28°40'26.32681"	80°49'44.47810"	0.99994460	(+) 0°04'54.30"
BREVARD GPS 1064	DP1668	1,577,714.570	480,888.362	707,498.800	215,646.067	28°40'25.66231"	80°50'23.70332"	0.99994420	(+) 0°04'36.52"
TITUSVILLE SE BASE	AK0912	1,559,789.830	475,424.891	712,991.220	217,320.157	28°37'28.11047"	80°49'22.33951"	0.99994467	(+) 0°04'56.98"

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SECTION CORNERS WERE COMPUTED USING AUTODESK CIVIL3D, A PROJECT SCALE FACTOR OF 0.9999937549 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE COORDINATES AND DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES EXPRESSED ARE IN U.S. SURVEY FEET.

### PLAT NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF S89°31'41"W FOR THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST.
- BREVARD COUNTY VERTICAL CONTROL MARK B5A32 IS LOCATED WITHIN THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTERS 177.091(8) AND 177.091(9).
- LANDS PLATTED SHOWN HEREON ARE SUBJECT TO RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, AND ALL OTHER MATTERS RECORDED IN O.R.B. \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE H.O.A. ("PARRISH LANDING HOA, INC.") SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF ALL COMMON AREAS INCLUDING STORMWATER MANAGEMENT, AND AMENITY IMPROVEMENTS, SIDEWALKS, LANDSCAPE, IRRIGATION, DRAINAGE, BUFFERS, WALLS, OR FENCES, AND STORMWATER MANAGEMENT FACILITIES LOCATED IN COMMON TRACTS "A, B, C, D, E & F".
- BREVARD COUNTY NOTES:

- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS, AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS, AND EMERGENCY MAINTENANCE.
- EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREAS MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF A MUNICIPAL SERVICE BENEFIT UNIT.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE H.O.A. ("PARRISH LANDING HOA, INC.") TO MAINTAIN.
- NOTWITHSTANDING OTHER PROVISIONS HEREIN, THE VOTE OF 50 PERCENT PLUS ONE OF THE LOT OWNERS SHALL CONSTITUTE A DEDICATION OF THE COMMON AREA TO THE COUNTY; AN ADOPTION OF A MUNICIPAL SERVICE BENEFIT UNIT ORDINANCE TO PROVIDE MAINTENANCE TO THE COMMON AREA SHALL BE DEEMED ACCEPTANCE OF THE DEDICATION TO THE COUNTY.

- ALL ELECTRIC, GAS, TELEPHONE, AND TV CABLE UTILITIES SHALL BE UNDERGROUND.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- A PUBLIC & PRIVATE UTILITY EASEMENT 10.00 FEET IN WIDTH IS HEREBY DEDICATED AND CONVEYED ON THE FRONT OF ALL TRACTS AND LOTS PARALLEL WITH AND ADJACENT TO ALL ROAD RIGHTS OF WAY FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES.
- UNLESS OTHERWISE SHOWN, AN EASEMENT 5.00 FEET IN WIDTH IS DEDICATED AND CONVEYED ADJACENT TO AND CONTIGUOUS WITH ALL SIDE LOT LINES FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES (TO THE PUBLIC) AND PRIVATE DRAINAGE FACILITIES (TO THE H.O.A. ("PARRISH LANDING HOA, INC.")).
- THE FOLLOWING PRIVATE DRAINAGE EASEMENTS ARE HEREBY DEDICATED AND CONVEYED TO THE H.O.A. ("PARRISH LANDING HOA, INC."), FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF PRIVATE DRAINAGE FACILITIES:

- A PRIVATE DRAINAGE EASEMENT, 5.00 FEET IN WIDTH, AT THE REAR OF: LOT 1 & LOT 2, OF BLOCK A, AND THE REAR OF: LOT 36, LOT 37, LOT 38, AND LOT 39, OF BLOCK A.
- A PRIVATE DRAINAGE EASEMENT, 10.00 FEET IN WIDTH, AT THE REAR OF: LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, AND LOT 35, OF BLOCK A.
- A PRIVATE DRAINAGE EASEMENT, 10.00 FEET IN WIDTH, AT THE SIDE OF: LOT 13 & LOT 14, OF BLOCK A.
- A PRIVATE DRAINAGE EASEMENT, 15.00 FEET IN WIDTH, AT THE SIDE OF LOT 23, OF BLOCK A.
- A PRIVATE DRAINAGE EASEMENT, 20.00 FEET IN WIDTH, AT THE SIDE OF LOT 24, OF BLOCK A.
- A PRIVATE DRAINAGE EASEMENT, 10.00 FEET IN WIDTH, AT LOT 8, LOT 9, LOT 10, AND LOT 11, OF BLOCK B, AND LOT 13, LOT 14, AND LOT 15, OF BLOCK B.
- A PRIVATE DRAINAGE EASEMENT, 12.50 FEET IN WIDTH, AT THE SIDE OF LOT 8 & LOT 9, OF BLOCK A; AND AT THE SIDE OF LOT 2 & LOT 3, OF BLOCK B; AND AT THE SIDE OF LOT 5 & LOT 6, OF BLOCK B; AND AT THE SIDE OF LOT 20 & LOT 21, OF BLOCK B.

- ALL DRAINAGE AND STORMWATER INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY THE H.O.A. ("PARRISH LANDING HOA, INC."). ALL PRIVATE UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS CREATED BY THIS PLAT ARE FOR THE USE AND BENEFIT OF THE H.O.A. ("PARRISH LANDING HOA, INC.").
- THE FOLLOWING PUBLIC DRAINAGE EASEMENT IS HEREBY DEDICATED AND CONVEYED TO BREVARD COUNTY:

- A PUBLIC DRAINAGE EASEMENT, 25.00 FEET IN WIDTH, AT TRACT D, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.

- THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AND CONVEYED TO THE PUBLIC, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES:

- A PUBLIC UTILITY EASEMENT, 10.00 FEET IN WIDTH, AT THE SIDE OF LOT 13 & LOT 14, OF BLOCK A.
- A PUBLIC UTILITY EASEMENT, 15.00 FEET IN WIDTH, AT THE SIDE OF LOT 23, OF BLOCK A.
- A PUBLIC UTILITY EASEMENT, 20.00 FEET IN WIDTH, AT THE SIDE OF LOT 24, OF BLOCK A.

- TRACTS ARE HEREBY OWNED AND MAINTAINED BY THE H.O.A. ("PARRISH LANDING HOA, INC.") AS FOLLOWS:

- TRACT A, AS: A PUBLIC DRAINAGE EASEMENT FOR FLOWAGE OF STORMWATER, RECREATION, LANDSCAPE BUFFER AREA. REGARDING PUBLIC DRAINAGE: TRACT A ONLY ALLOWS FOR THE CONVEYANCE AND FLOW OF STORMWATER FROM THE ADJUTING LOTS 1, 2, 3, 4, 5, & 6 OF THE PLAT OF BRADY GROVE PARK, PLAT BOOK 25, PAGE 43, PUBLIC RECORDS OF BREVARD COUNTY, & THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6203, PAGE 2580, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. TREE PRESERVATION IS SPECIFICALLY REQUIRED BY BREVARD COUNTY. TREE REMOVAL AND/OR LAND DISTURBANCE IS PROHIBITED.
- TRACT B, AS: A PUBLIC DRAINAGE EASEMENT FOR FLOWAGE OF STORMWATER, WETLAND PRESERVATION, LANDSCAPE BUFFER AREA. REGARDING PUBLIC DRAINAGE: TRACT B ONLY ALLOWS FOR THE CONVEYANCE AND FLOW OF STORMWATER FROM TRACT A THROUGH TRACT B, TO HAMMOCK ROAD. WETLAND PRESERVATION IS CONVEYED IN PERPETUITY, AND SHALL NOT REMOVE, ALTER, OR DISTURB THE PRESERVED WETLANDS AND UPLAND BUFFER.
- TRACT C, AS: A PRIVATE DRAINAGE, STORMWATER, AND RECREATION AREA TREE PRESERVATION IS SPECIFICALLY REQUIRED BY BREVARD COUNTY. TREE REMOVAL AND/OR LAND DISTURBANCE IS PROHIBITED.
- TRACT D, AS: A PRIVATE DRAINAGE, STORMWATER, RECREATION, AND LANDSCAPE BUFFER AREA TREE PRESERVATION IS SPECIFICALLY REQUIRED BY BREVARD COUNTY. TREE REMOVAL AND/OR LAND DISTURBANCE IS PROHIBITED.
- TRACT E, AS: A PRIVATE ROAD RIGHT OF WAY. SAID TRACT IS SUBJECT TO A BLANKET ACCESS AND UTILITY EASEMENT IN FAVOR OF BREVARD COUNTY, AS WELL AS A BLANKET PRIVATE DRAINAGE EASEMENT.
- TRACT F, AS: A PRIVATE DRAINAGE, STORMWATER, RECREATION, AND LANDSCAPE BUFFER AREA TREE PRESERVATION IS SPECIFICALLY REQUIRED BY BREVARD COUNTY. TREE REMOVAL AND/OR LAND DISTURBANCE IS PROHIBITED.

- FOR JOINDERS IN DEDICATION SEE O.R.B. \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR MORTGAGE JOINDER IN FAVOR OF FIRST CONTINENTAL INVESTMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, SEE OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR MORTGAGE JOINDER IN FAVOR OF D.R. HORTON, INC., SEE OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- THE FOLLOWING MATTERS OF TITLE ENCUMBER THE SUBJECT PROPERTY PER A TITLE OPINION PERFORMED BY: BOOKER & ASSOCIATES, P.A., DATED: 11/23/2025
- MORTGAGE IN FAVOR OF FIRST CONTINENTAL INVESTMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 10318, PAGE 2350, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BLANKET IN NATURE, NON-PLOTTABLE.
- MORTGAGE IN FAVOR OF D.R. HORTON, INC., RECORDED IN OFFICIAL RECORDS BOOK 10318, PAGE 2397, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BLANKET IN NATURE, NON-PLOTTABLE.
- UCC-1 FINANCING STATEMENT FILED WITH THE FLORIDA SECRETARY OF STATE AND RECORDED IN OFFICIAL RECORDS BOOK 10318, PAGE 2425, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BLANKET IN NATURE, NON-PLOTTABLE.
- NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 10352, PAGE 584, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BLANKET IN NATURE, NON-PLOTTABLE.
- TAXES AND ASSESSMENTS FOR THE YEAR 2025 ARE PAID IN FULL. BLANKET IN NATURE, NON-PLOTTABLE.
- DRAINAGE EASEMENT, ORB 1974, PG. 16, AFFECTS THE SUBJECT PROPERTY, MAPPED AND SHOWN HEREON.
- BINDING DEVELOPMENT PLAN, ORB 18859, PG. 2689, AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
- TRI-FLEX PLAN, ORB 1318, PG. 2406, AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
- SURVEYOR'S AFFIDAVIT, ORB 8956, PG. 2369, AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE, NON-PLOTTABLE.
- UNDERGROUND EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, ORB 10466, PG. 676, AFFECTS THE SUBJECT PROPERTY, MAPPED AND SHOWN HEREON.

- IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 1 OF 3 SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THE LIMITED LIABILITY COMPANY NAMED BELOW, THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:

### PARRISH LANDING

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED IN THE PLAT NOTES AND HEREBY DEDICATES: TRACT A, TRACT B, TRACT C, TRACT D, TRACT E, AND TRACT F, TOGETHER WITH ALL PRIVATE DRAINAGE EASEMENTS APPLICABLE HEREON, TO THE H.O.A. ("PARRISH LANDING HOA, INC."). ALL PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO BREVARD COUNTY. NO OTHER EASEMENTS ARE HEREBY DEDICATED OR GRANTED TO THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE PLAT NOTES, IT BEING THE INTENTION OF THE UNDERSIGNED THAT ALL OTHER EASEMENTS AND COMMON AREAS SHOWN HEREON BE OWNED AND MAINTAINED PRIVATELY OR BY PARRISH LANDING HOA, INC. AND THAT BREVARD COUNTY AND THE PUBLIC HAVE NO RIGHT OR INTEREST THEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THE DATE SET FORTH BELOW:

SIGNED AND SEALED IN THE PRESENCE OF:

*Andreas K. Rozack* ANDREAS K. ROZACK  
PRINT NAME  
WITNESS 1

*Lymari L. Merheb* Lymari L. Merheb  
PRINT NAME  
WITNESS 2

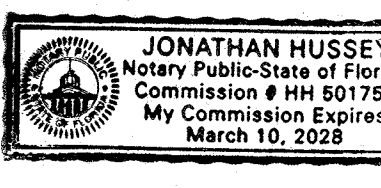
STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, THAT ON 2/12/2026

BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:

*Thomas B. Sullivan*  
BY: THOMAS B. SULLIVAN,  
AS AUTHORIZED REPRESENTATIVE AND MANAGER

RESPECTIVELY AS AUTHORIZED REPRESENTATIVE AND MANAGER OF: S3 PARRISH, LLC, A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED D.L. AS IDENTIFICATION. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 12<sup>TH</sup> DAY OF FEB. 2026 BY THOMAS B. SULLIVAN

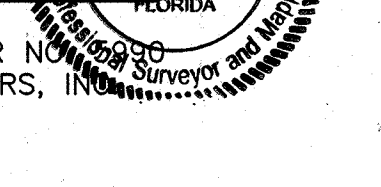
*Jonathan Hussey*  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES 3/10/2028  
COMMISSION NO. HM 501757



### CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON NOVEMBER 25, 2025, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; AND THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT SAID PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND BREVARD COUNTY CODE SECTION 62-2841 (C)(D); AND THAT PERMANENT REFERENCE MONUMENTS ("P.C.P.s") PERMANENT CONTROL POINTS ("P.C.P.s") AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW.

*Samuel C. Bowers*  
SAMUEL C. BOWERS, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER  
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.  
504 N. HARBOR CITY BLVD.  
MELBOURNE, FLORIDA 32935  
FLORIDA CORPORATE CERTIFICATE NO. 7040



### CERTIFICATE OF REVIEWING SURVEYOR FOR BREVARD COUNTY

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND BREVARD COUNTY ORDINANCE 62-2841 (C)(D).

MICHAEL J. SWEENEY  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 4870

### CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS PUBLIC UTILITY EASEMENTS DEDICATED FOR PUBLIC USE ON THIS PLAT.

THAD ALTMAN, CHAIR

CLERK OF THE BOARD

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

ATTEST: THIS IS TO CERTIFY, THAT ON \_\_\_\_\_ THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA APPROVED THE FOREGOING PLAT.

THAD ALTMAN, CHAIR

CLERK OF THE BOARD

### CERTIFICATE OF CLERK

THIS IS TO CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT, AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES AND WAS FILED FOR RECORD ON \_\_\_\_\_ AT \_\_\_\_\_ FILE NO. \_\_\_\_\_

RACHEL M. SADOFF  
CLERK OF THE CIRCUIT COURT  
IN AND FOR BREVARD COUNTY, FLORIDA

Prepared By:  
**MORGAN & Associates**  
Consulting Engineers, Inc.  
504 N. Harbor City Blvd., Melbourne, FL 32935  
Phone (321) 751-6088  
L.B. # 7040  
Drawn By: JTH Checked By: Samuel C. Bowers

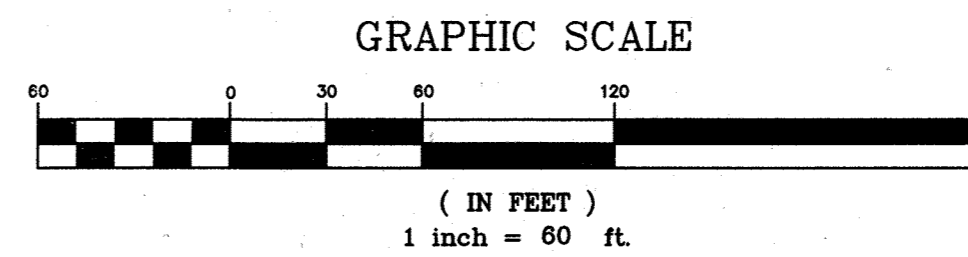
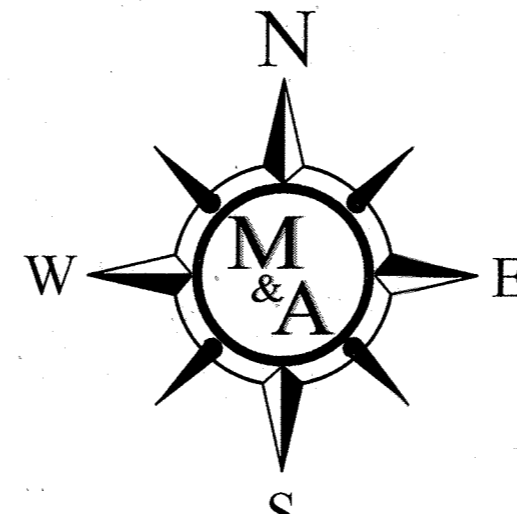
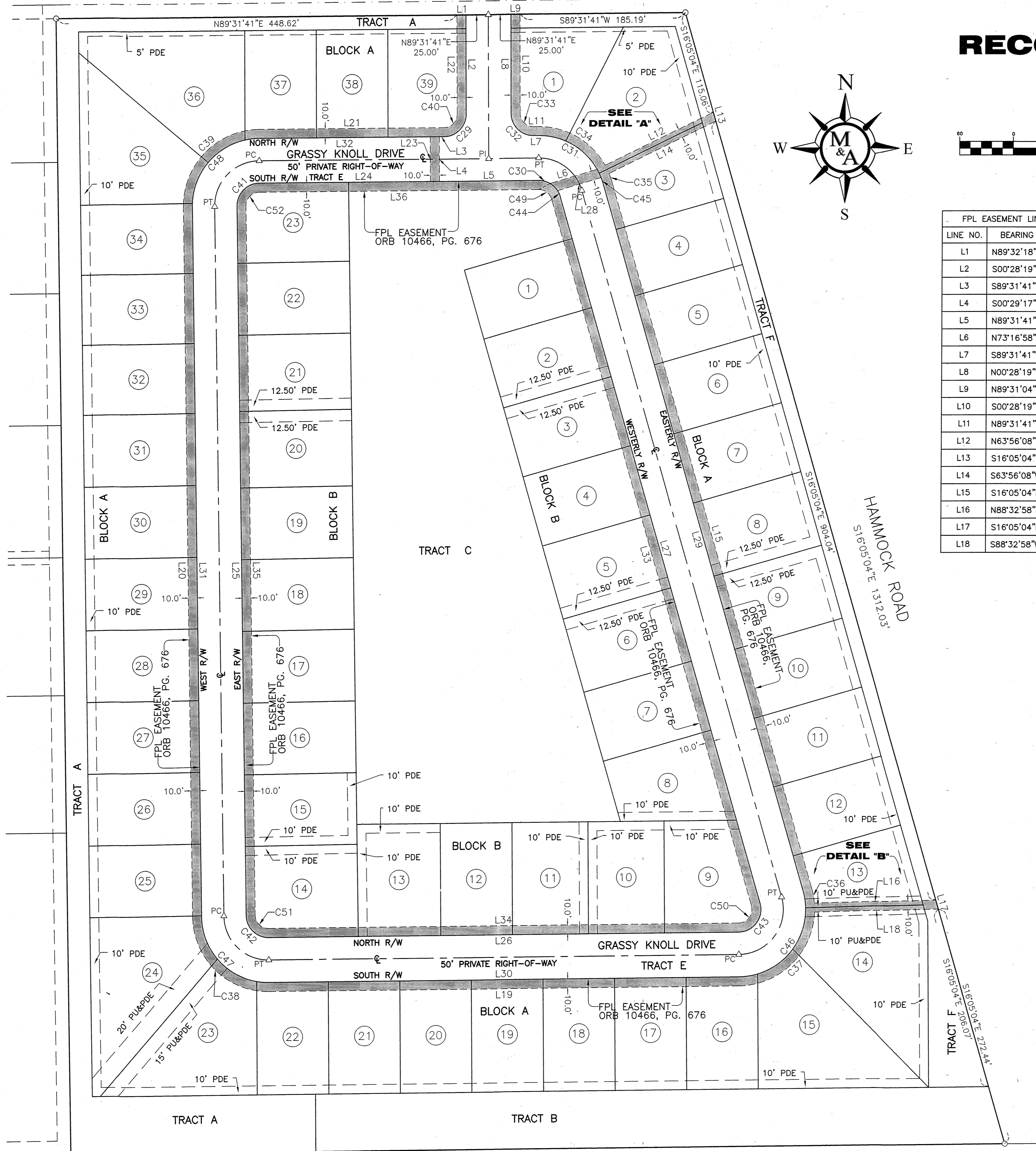


# PARRISH LANDING

A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

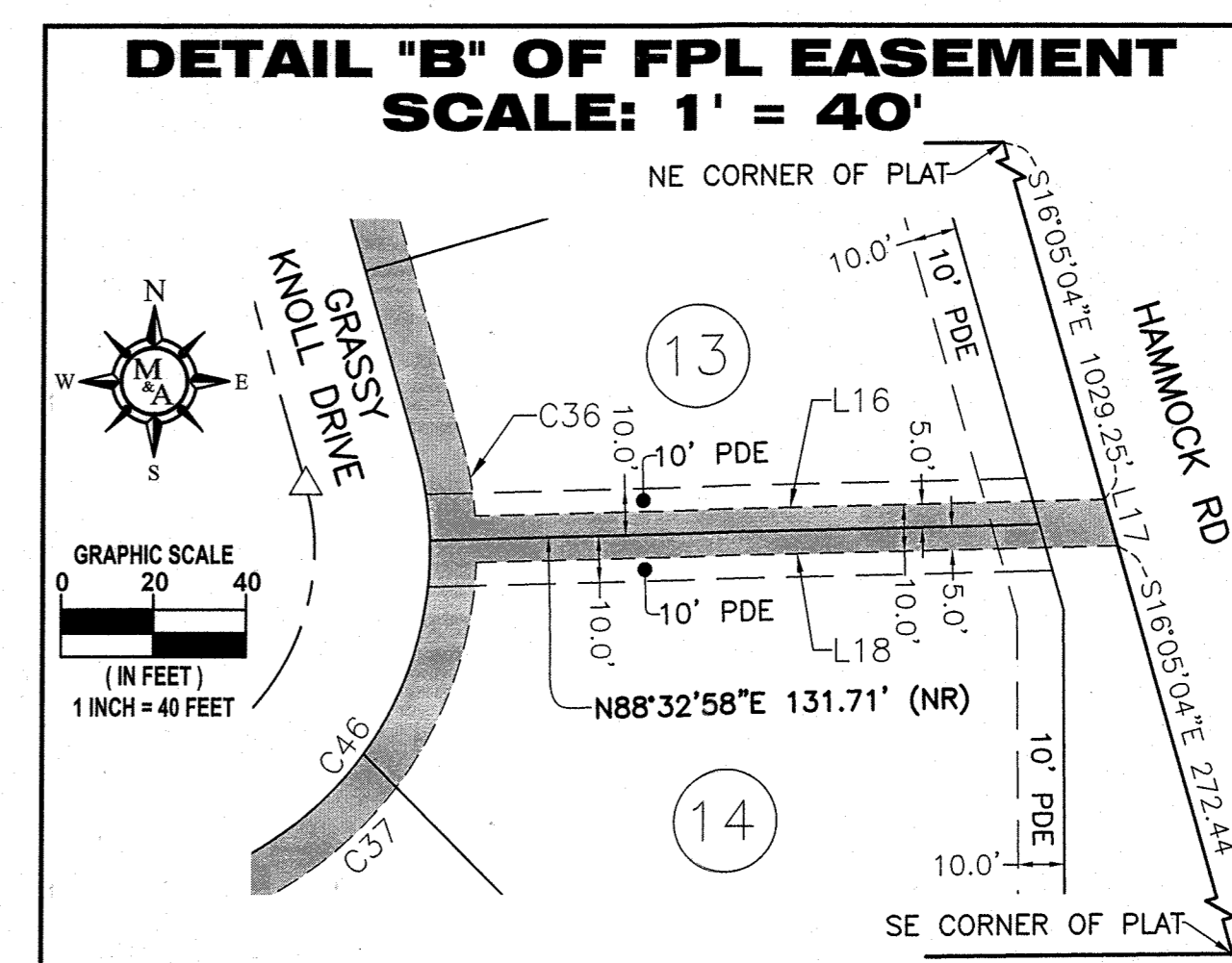
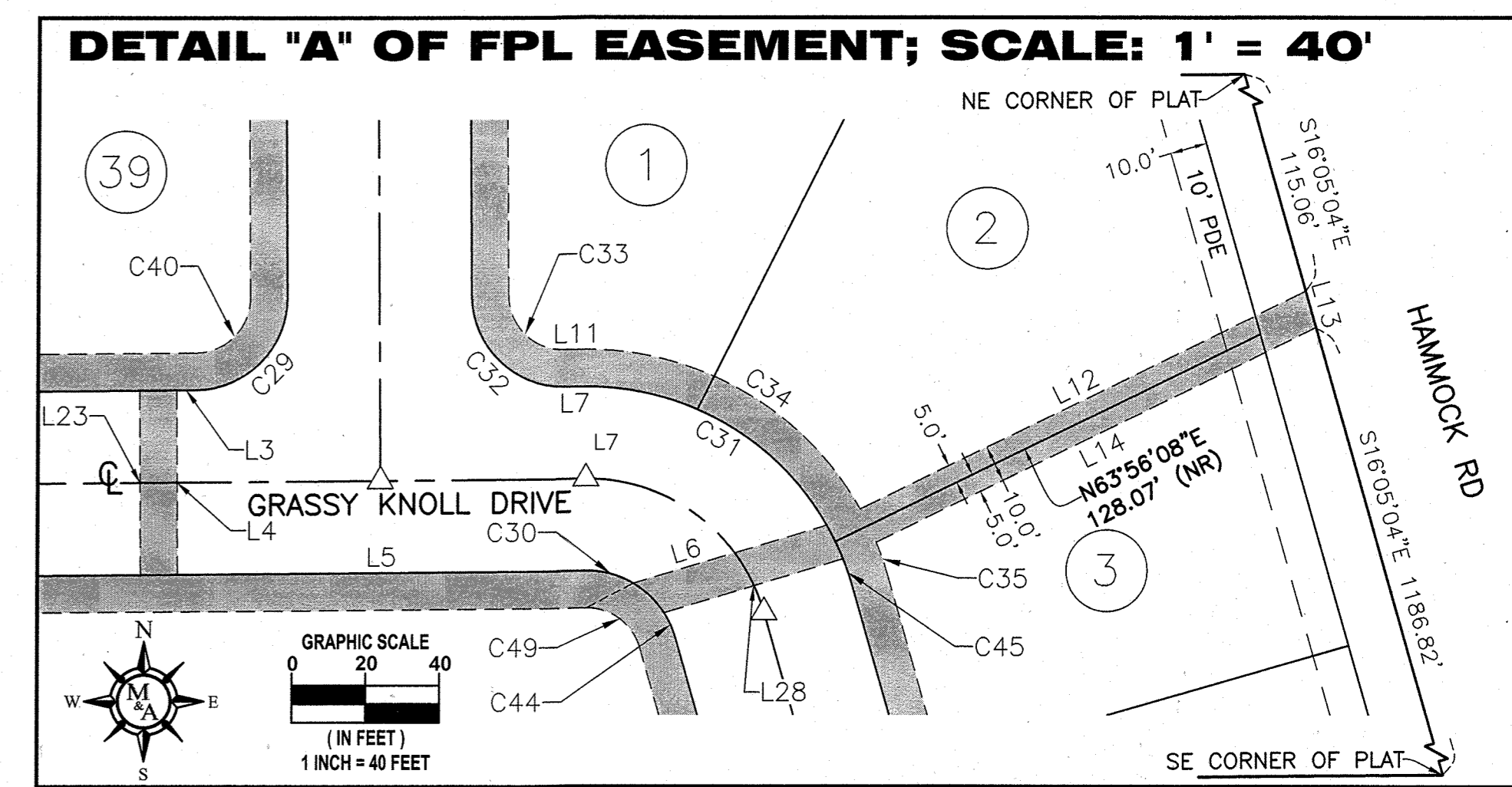
PARRISH ROAD N89°31'41"E 703.81'

## FPL EASEMENT RECORDED IN ORB 10466, PG. 676



FPL EASEMENT LINE TABLE			FPL EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L1	N89°32'18"E	10.00'	L19	S89°27'20"W	525.29'
L2	S00°28'19"E	110.00'	L20	N01°01'44"W	790.75'
L3	S89°31'41"W	5.20'	L21	N89°31'41"E	206.57'
L4	S00°29'17"E	50.00'	L22	N00°28'19"W	110.00'
L5	N89°31'41"E	110.82'	L23	S00°29'17"E	50.00'
L6	N73°16'58"E	54.78'	L24	S89°31'41"W	191.38'
L7	S89°31'41"W	5.64'	L25	S01°01'44"E	790.75'
L8	N00°28'19"W	110.00'	L26	N89°27'20"E	525.29'
L9	N89°31'04"E	10.00'	L27	N16°05'04"W	820.31'
L10	S00°28'19"E	110.00'	L28	N73°16'58"E	50.69'
L11	N89°31'41"E	5.64'	L29	S16°05'04"E	820.31'
L12	N63°56'08"E	134.33'	L30	S89°27'20"W	525.29'
L13	S16°05'04"E	10.15'	L31	N01°01'44"W	790.75'
L14	S63°56'08"W	132.57'	L32	N89°31'41"E	191.37'
L15	S16°05'04"E	820.31'	L33	S16°05'04"E	820.31'
L16	N88°32'58"E	136.05'	L34	S89°27'20"W	525.29'
L17	S16°05'04"E	10.34'	L35	N01°01'44"W	790.75'
L18	S88°32'58"W	138.66'	L36	N89°31'41"E	312.20'

FPL EASEMENT CURVE TABLE					
CURVE NO.	ARC LENGTH	RADIUS	DELTA OR CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C29	39.27'	25.00'	90°00'00"	S44°31'41"W	35.36'
C30	13.37'	25.00'	30°38'10"	S75°09'14"E	13.21'
C31	79.31'	75.00'	60°35'06"	N60°10'46"W	75.66'
C32	39.27'	25.00'	90°00'00"	N45°28'19"W	35.36'
C33	23.56'	15.00'	90°00'00"	S45°28'19"E	21.21'
C34	90.55'	85.00'	61°02'07"	S59°57'16"E	86.33'
C35	9.80'	85.00'	6°36'28"	S19°23'18"E	9.80'
C36	16.71'	85.00'	11°15'41"	S10°27'13"E	16.68'
C37	129.86'	85.00'	87°32'02"	S45°41'19"W	117.59'
C38	132.80'	85.00'	89°30'56"	N45°47'12"W	119.70'
C39	134.34'	85.00'	90°33'25"	N44°14'58"E	120.79'
C40	23.56'	15.00'	90°00'00"	N44°31'41"E	21.21'
C41	39.51'	25.00'	90°33'25"	S44°14'58"W	35.53'
C42	39.06'	25.00'	89°30'56"	S45°47'12"E	35.21'
C43	46.05'	25.00'	105°32'24"	N36°41'08"E	39.81'
C44	7.46'	25.00'	17°06'10"	N24°38'09"W	7.43'
C45	7.93'	75.00'	6°03'20"	S19°06'44"E	7.92'
C46	138.15'	75.00'	105°32'24"	S36°41'08"W	119.43'
C47	117.18'	75.00'	89°30'56"	N45°47'12"W	105.62'
C48	118.54'	75.00'	90°33'25"	N44°14'58"E	106.58'
C49	19.47'	15.00'	74°23'15"	S53°16'41"E	18.14'
C50	27.63'	15.00'	105°32'24"	S36°41'08"W	23.89'
C51	23.44'	15.00'	89°30'56"	N45°47'12"W	21.12'
C52	23.71'	15.00'	90°33'25"	N44°14'58"E	21.32'



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